

AMENDMENT NO. 1

313921

STATE OF KANSAS } SS
SHAWNEE COUNTY }
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RECORD

AUG 26 1979

AMENDMENT NO. 1 TO DECLARATION OF CONDOMINIUM

OF

PHEASANT RUN BUILDINGS 1, 2, 3, 4, 5, 6 and 7,
A CONDOMINIUM IN TOPEKA, SHAWNEE COUNTY, KANSAS

THIS AMENDMENT to the DECLARATION OF CONDOMINIUM is made this
27th day of August, 1979, by PHEASANT RUN COMPANY,
a general partnership, hereinafter referred to as the "Developer".

WITNESSETH:

WHEREAS, the Developer has constructed upon the site Building No. 1,
3, 4, 5, 6 and 7 four apartment units per building, which were previously
described in the Condominium Declaration and are hereafter described as Apartment
Unit Numbers 1, 2, 3, and 4. The addresses for said Buildings are as follows:

- BUILDING NO. 1, Apartments 1, 2, 3, and 4 - 5849 S.W. 22nd Terrace;
- BUILDING NO. 3, Apartments 1, 2, 3, and 4 - 5855 S.W. 22nd Terrace;
- BUILDING NO. 4, Apartments 1, 2, 3, and 4 - 5859 S.W. 22nd Terrace;
- BUILDING NO. 5, Apartments 1, 2, 3, and 4 - 5853 S.W. 22nd Terrace;
- BUILDING NO. 6, Apartments 1, 2, 3, and 4 - 5857 S.W. 22nd Terrace; and
- BUILDING NO. 7, Apartments 1, 2, 3, and 4 - 5861 S.W. 22nd Terrace;

WHEREAS, the Developer wishes to file this Amendment to satisfy the
requirements of K.S.A. 58-3113;

NOW, THEREFORE, the Developer makes the following Amendment to its
condominium development in accordance with the provisions of K.S.A. 58-3113, as
amended.

1. That attached hereto and incorporated herein by reference, as if set
out in full herein, is a verified Affidavit of Charles B. West, a licensed professional
engineer, currently practicing and employed by Bartlett & West, Consulting
Engineers, P.A., of Topeka, Kansas. That said Certificate is marked as Exhibit
"A" and constitutes the Certificate of a licensed professional engineer certifying

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to the items stated therein, pursuant to the requirements of K.S.A. 58-3113

2. That this Amendment to the Declaration is filed and recorded prior to the first conveyance of any condominium Apartment Unit located within Building No. 1, 2, 3, 4, 5, 6 and 7, as required by K.S.A. 58-3113 of the Kansas Condominium Ownership Act, as amended.

IN WITNESS WHEREOF, the Developer, through its lawfully authorized agents, executed the above and foregoing Amendment No. 1 to the Declaration of Condominium of Pheasant Run Buildings 1, 2, 3, 4, 5, 6 and 7 the day and year first above written.

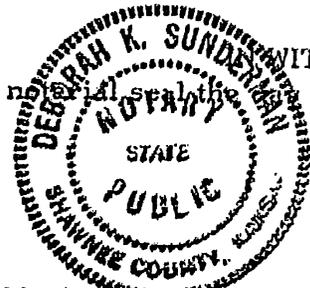
DEVELOPER:

PHEASANT RUN COMPANY, a
Kansas General Partnership

By *Benjamin F. Blair*
BENJAMIN F. BLAIR, Partner

STATE OF KANSAS)
) SS:
COUNTY OF SHAWNEE)

BE IT REMEMBERED, that on this 27th day of August, 1979, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came BENJAMIN F. BLAIR, as a partner and duly authorized representative of PHEASANT RUN COMPANY, a Kansas General Partnership, and the said BENJAMIN F. BLAIR is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my name and year last above written.

Deborah K. Sunderman
NOTARY PUBLIC DEBORAH K. SUNDERMAN

My Appointment Expires: August 8, 1982

CERTIFICATE OF PROFESSIONAL ENGINEER
TO PHEASANT RUN BUILDINGS 1, 3, 4, 5, 6 and 7

STATE OF KANSAS)
) SS:
COUNTY OF SHAWNEE)

I, CHARLES B. WEST, of lawful age, after being first duly sworn, state as follows:

1. That I am employed by BARTLETT & WEST, Consulting Engineers, P.A., with offices located at Topeka, Kansas.

2. That I am a duly licensed and registered engineer pursuant to all applicable laws of the State of Kansas.

3. That there has heretofore been recorded a set of the plans for Pheasant Run Condominium Buildings 1, 2, 3, 4, 5, 6 and 7 showing the layout, location, apartment numbers and dimensions of the said condominium apartment buildings and its units identifying the buildings numerically, prepared by KNIGHT, REMMELE and EATON, Licensed Architects, and by BARTLETT & WEST, Licensed Professional Engineers. That such floor and site plans have been duly recorded and may be found at Condominium Book 5, Pages 196-213 in the office of the Register of Deeds of Shawnee County, Topeka, Kansas.

4. That having surveyed and certified the "as built" foundation dimensions and location of Pheasant Run Buildings 1, 3, 4, 5, 6 and 7, and having inspected the apartment units built therein, without measuring each of the interior walls of each, this Affiant certifies that the apartment units located in Pheasant Run Buildings 1, 3, 4, 5, 6 and 7 and the building itself have been constructed in substantial compliance with the plans heretofore filed for said units and buildings at Condominium Book 5, Pages 196-213 in the office of the Register of Deeds of Shawnee County, Topeka, Kansas, as to the layout, location, apartment numbers and dimensions of the apartments.

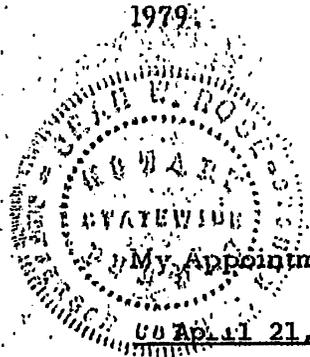
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IN WITNESS WHEREOF, I have executed and verified this Certificate,
pursuant to K.S.A. 58-3113, the 28th day of AUGUST, 1979.

Charles B. West
CHARLES B. WEST, Professional
Engineer

SUBSCRIBED AND SWORN TO before me this 28th day of August,

Jean W. Rose
NOTARY PUBLIC Jean W. Rose



My Appointment Expires:

April 21, 1980